

**City of Greensboro Planning Department
Zoning Staff Report
June 14, 2004 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: T
Location: 1108 McManus Street

Applicant: Timothy F. Bryson
Owner: Timothy F. Bryson & Stephen C. Upson

From: RM-18
To: NB

Conditions: N/A

SITE INFORMATION	
Existing Land Use	Single Family
Acreage	0.23
Physical Characteristics	<i>Topography:</i> Flat <i>Vegetation:</i> Grass & Trees <i>Other:</i> N/A
Overlay Districts	N/A
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Residential
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Undeveloped	RM-18
<i>South</i>	UNCG Warehouse	LI
<i>East</i>	C.W. Ward Plumbing, Single Family Dwelling	LI
<i>West</i>	Spring Garden Market Shopping Center	LB

ZONING HISTORY		
Case #	Year	Request Summary
D400	1980	<p>This property has been zoned RM-18 since July 1, 1992. Prior to the implementation of the UDO, it was zoned Residential 75.</p> <p>A request to rezone the three lots north of and adjacent to the subject property from Residential 75 to Industrial L was considered in 1980. That request also included the property north of Hiatt Street and east of McManus Street eastward to Amesbury Road - a total of 3.9 acres. The Zoning Commission denied that request to Industrial L; it was appealed and denied by City Council.</p>

DIFFERENCES BETWEEN RM-18 (EXISTING) AND NB (PROPOSED) ZONING DISTRICTS
RM-18: Primarily intended to accommodate multifamily uses at a density of 18.0 units per acre or less.
NB: Primarily intended to accommodate very low intensity office, retail, and personal service uses within residential areas. The district is established to provide convenient locations for businesses which serve the needs of surrounding residents without disrupting the character of the neighborhood. It is not intended to accommodate retail uses which primarily attract passing motorists. Compatibility with nearby residences is reflected in design standards for both site layout and buildings.

TRANSPORTATION	
Street Classification	Spring Garden Street - Major Thoroughfare, McManus Street - Local Street.
Site Access	Maximum of one access to McManus Street.
Traffic Counts	Spring Garden Street ADT = 18,400
Trip Generation	N/A.
Connectivity	N/A.
Sidewalks	N/A.
Transit	Yes.
Traffic Impact Study	N/A.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	No, drains to North Buffalo
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
North	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
South	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'
East	Street Yard - 8' avg. width; 2 canopy/100', 4 understory/100', 17shrubs/100'
West	Type D Yard - 5' avg. width; 2 understory/100', 18 shrubs/100'

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Man-made Environment Goal: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

POLICY 6A.4: Implement measures to protect neighborhoods from potential negative impacts of development, redevelopment, and/or public projects that are inconsistent with the neighborhood's livability, architectural or historical character, and reinvestment potential.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Reinvestment Corridor: Reinvestment corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: The subject property is within the boundaries of the Lindley Park neighborhood, for which the City and the Lindley Park Neighborhood Association (LPNA) recently completed work on a pilot neighborhood planning program. The resulting draft Plan was adopted by the neighborhood on May 18 and is tentatively scheduled for public hearings and adoption at the June Planning Board and the July City Council meetings.

The Lindley Park Future Land Use Map designates the area surrounding the subject property as mixed use commercial. The mixed use commercial land use category is intended to promote a

mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complimentary. Also, as part of the planning process, a detailed study of the Spring Garden Street corridor was conducted that called for mixed use development, design guidelines to ensure compatible architectural styles, pedestrian friendly design features, and parking that is located to the side or rear of buildings. Based on the information contained in this report and the additional development standards for the NB zoning district (discussed below under Staff Comments), the rezoning of the subject property is compatible with the critical elements of the draft Plan as well as the neighborhood vision.

Other Plans: N/A

STAFF COMMENTS

Planning: The Neighborhood Business District features the following additional requirements:

- (1) No more than 3,000 square feet of gross floor area per use is permitted on a lot.
- (2) Outside storage is prohibited.
- (3) Hours of operation are restricted to between 6:00 a.m. and midnight.
- (4) Drive-thru sales and services are not permitted.
- (5) Exterior lighting is limited to indirect illumination and safety lighting and (for signs only) cut-out letter lighting. All exterior lighting must be located, angled, shielded and/or limited in intensity so as to cast no direct light upon adjacent streets or properties. No exterior lighting shall be located higher than 15 feet above ground or pavement.
- (6) All off-street parking must be located to the rear of the building.
- (7) Buildings must be reflective of the architectural styles, exterior materials, and colors of nearby residences.
- (8) A maximum of two dwelling units are permitted above each business.

The general description of Neighborhood Business fits this property in that it is primarily intended to accommodate very low intensity office, retail, and personal service uses within residential areas. It provides a convenient location for a business without disrupting the character of the neighborhood.

This request is compatible with the Lindley Park Neighborhood Plan and its Future Land Use Map which designates this area as mixed use commercial.

It is also consistent with Connections 2025 goals and policies for: the Mixed Use Residential land use classification, Reinvestment Corridors, and adaptive reuse. Additionally, the NB zoning district also supports the Plan through its additional requirements which protect the neighborhood from negative impacts of development.

GDOT: No additional comments.

Water Resources: No additional comments.

HCD: No comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.